

## △ Opinion

### Guest Editorial

**By John Seymour**  
**Chairman**  
**Peninsula Community Planning Board**

The Peninsula Community Planning Board is requesting your participation at a very important meeting on Thursday, May 18, at 6:30 p.m. at the Naval Training Center, New Chapel Bldg. #623 — Enter through gate 10 off Harbor Drive and Laning Road.

In the words of several Peninsula residents, "paid homeless providers and special interests have dominated the debate on re-use of the closed Naval Training Center (NTC)". The community's participation is vital if we are to achieve a level playing field and re-focus our thinking on the adopted "Vision" of NTC.

The adopted vision states, "Create a center that celebrates San Diego's maritime history and opens public access to a waterway linking San Diego and Mission bays. This community will anchor revitalization of the North Bay region. It will support education, training and research and development programs that attract new industries to San Diego and strengthen the region's performance in international trade from Mexico to the Pacific Rim."

Your participation is needed if we are to get back on the right track. The current thinking is moving down the wrong track. Numerous homeless advocate groups via the NTC Homeless Subcommittee are pushing hard to convert military-style barracks and other buildings into 230 "transitional" housing units to be filled with 780 persons. These barracks are located adjacent to and along

Rosecrans across the street from longtime established family neighborhoods.

"Transitional" housing must be placed in areas which will not negatively impact existing neighborhoods, businesses and property values. It must be balanced, not concentrated.

Where are we in the process? To date, the city council approved "up to 500 units" of low-income housing for enlisted Navy personnel. Although they approved the Navy's request, the council reduced the acreage where the units will be located. Now, 500 units will be built on 59 acres, rather than the 90 acres originally planned. This will double the density. The council's decision leaves about 35 acres of land next to the Navy housing for additional development. The Homeless Subcommittee wants that land for "transitional" housing.

All of the community groups on the Peninsula supported the Navy's housing request of 500 units for the right reasons. The Navy scaled back their original plan from 1,000 units to 500. Their project will visually enhance the Nimitz/Rosecrans corner of the base, open up view corridors to the water, provide an 18-acre park to the public, contribute \$60 million in new construction money and jobs, revitalize the Rosecrans commercial district and help the Navy's affordable-housing problem.

In a recent joint meeting of the Peninsula Community Planning Board and the Point Loma Association, a resolution was unanimously adopted continuing to support the Navy housing, but opposing any attempt to construct more than 500 units of housing of any type on any part of

NTC.

The proposal to add more than 500 units of housing is poor public policy for several reasons: 1) The City's Housing Element states that the Peninsula's "fair share" for low-income housing is 350 additional low-income units. After the 500 Navy units are built, the Peninsula will actually exceed its "fair share" by 150 units. Beyond fair share, the Peninsula already has several thousand low-income units; 2) The homeless housing proposal contradicts the city's goal to balance and distribute the housing to avoid concentration of such units in any one community; 3) Density — Our infrastruc-

ture is already overtaxed. More than 500 units will greatly impact our infrastructure; 4) Locating "transitional" housing next to Navy housing is a bad idea; 5) Locating "transitional" housing next to an established family neighborhood is a bad idea.

The bottom line is that several other alternative uses for this acreage must be explored. You must join us for this community meeting. All previous design meetings have been dominated by homeless providers and other special interest groups. It's our turn — we need to hear from our own community!! If you have questions, please contact me at 226-7639.